



Town of Pagosa Springs
Planning Commission, Board of Adjustments & Design Review Board
Regular Scheduled Meeting Minutes

August 25, 2015

Town Hall, Council Chambers, 551 Hot Springs Boulevard, Pagosa Springs, Colorado 81147

I. **Call to Order / Roll Call:** Commission Chair Ron Maez called the meeting to order at 5:30 PM. Commissioners Heidi Martinez, Kathie Lattin, Peter Adams, Greg Giles were present. Alternative Member Natalie Woodruff was absent. Also present were Planning Director James Dickhoff, Associate Planner Margaret Gallegos, Ed Fincher, Bryon Lemons, Brad Ash, and five public members.

II. **Announcements:** None

III. **Approval of Minutes:** Motion by Member Lattin, seconded by Commissioner Martinez to approve the July 28, 2015 Planning Commission regular meeting minutes as presented.

IV. **Public Comment:** None received.

V. **Board of Adjustments:** None.

VI. **Planning Commission:**

A. **Brief Discussion on Future Consideration to be presented to the Planning Commission for Allowing Smaller Residential Lots for Single Family Homes:** Staff had previously mentioned to the Commission the concept about future discussion regarding the consideration of allowing smaller residential minimum lot sizes. Staff has had, and continues to receive, many inquiries into the concept of allowing smaller single-family homes on smaller residential lots, and staff believes there is good reason and merit to consider such a concept.

Planning Director Dickhoff reported that nationally, average family incomes and family sizes are reducing, not increasing, and there is a trend to allow smaller lots, smaller homes and accessory structure dwelling units. Locally, we have seen the single-family home long-term rental inventory shrink to the point where there is just not enough available for the demand and up to 25% price increases, just this year. This is largely due to owners offering their properties for short-term vacation rentals instead of long-term housing rentals. This has had a negative impact on locals looking for affordable housing options and for local businesses attracting future employees. If this smaller lot concept is eventually considered for adoption, there may be merit in considering the prohibition of vacation rentals in the R-12 and R-18 districts for example, to ensure the smaller homes are indeed available for long-term housing rentals or ownership. Some local residential development projects to look at and consider during this discussion include the following:

Single family Dwelling Developments:

- 1) CHI Overlook residential development located at South Seventh Street.
These residential homes are individually owned.
- 2) Koch's Cottages located at South Eight Street
These residential homes are long-term rental homes.



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Multi-Family Developments:

- 1) Hickory Ridge Apartments located at North Eight Street.
- 2) Archuleta Housing Apartments located at South Ninth Street and located at North Sixth Street.

In closing, Planning Director provide some initial introduction and analysis as a means to provide the PC with sometime to investigate and research the matter on their own and to consider pros and cons. Staff proposes bringing this matter back on September 8th for a more in depth discussion with possible decision. After discussion, the Commission agreed that each member would read the reference material provided in the meeting packet, complete its own research and bring back ideas for discussion at the September 8 regular meeting.

VII. Design Review Board:

A. Major Design Review Application for Pagosa Junction Residential Condominium Development Located at 574 South Fifth Street (Quasi-Judicial Public Hearing): Planning Director Dickhoff provided a comprehensive written and verbal plan review for the Pagosa Junction Condos. The applicant/developer Bryon Lemons, Bent Pine Pagosa, is proposing an 8 residential unit condominium development, with 7,552 S.F. of living space on the first floor, 9,448 S.F. of living space on the upper level and 7,820 S.F. of covered garage space (under upper level), for a total of 24,820 S.F. The project will be located at 574 South Fifth Street, Lots 2, 3 and 4 of Block 62. The property is zoned as High Density Residential (R-18), allowing 18 dwelling units per acre. The property consists of 0.51 acres, allowing up to 9 residential dwelling units on this property.

Planning Director Dickhoff noted that the purpose of the design review process is to ensure compliance with the development and design standards of this Land Use Code prior to the issuance of a building permit or concurrent with other required permits, and to encourage quality development reflective of the goals and objectives of the Comprehensive Plan.

Pre Application Conferences: PD Dickhoff noted that on June 4, 2015, the Town Planning Director met with Brad Ash of Reynolds, Ash and associates, and Myron Stretton of Davis Engineering, to discuss the proposed development and the Town's "Major Design Review" application process and requirements. On July 8, 2015, a utility provider meeting was conducted with representatives from all providers present (with the exception of USA communications) with no major concerns raised at the meeting. On July 23, 2015, the Town Planning Director met with Myron Stretton of Davis Engineering, Brad Ash of Reynolds, Ash and Associates and Chris Gallegos, TOPS streets supervisor at the proposed development site to discuss drainage, access, landscaping, potential street modifications and other proposed development details.



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Application Received: On July 30, 2015, the Town Planning Department received a Major Design Review Application and the \$200 application fee. On July 30, 2015, the planning director determined the application was substantially complete to begin plan review and initiated public hearing notifications.

DRB August 25, 2015 Public Hearing Notifications:

- Published public notice in the Sun Newspaper occurred on August 6, 2015.
- Town Hall posted public notice was posted on August 3, 2015.
- Neighborhood public notifications were mailed on August 5, 2015.
- Property posted public notice was posted on-site on August 5, 2015.

Property Owner: The applicant has provided an Ownership and Encumbrance (O&E) Report Title Report Dated July 2, 2015, showing "Bent Pine Pagosa., LLC as the sole owner. No mortgagees are represented on the report and Mineral, Oil and Gas rights were not found/recorded with the Archuleta County Clerk and Records office.

Property Taxes: Property taxes are current on the subject property, pursuant to the County treasures office.

Planning Director Dickhoff provided the following Major Design Review Application Review:

LUDC Article 3, Zoning: Town Residential – High Density (R-18) definition: The R-18 district allows the broadest range of residential types, including single-family residences, duplexes, patio homes, and apartments. The district is intended for locations closer to commercial centers and near downtown, and may serve as a transition between commercial centers and lower-density residential neighborhoods. The district should have pedestrian-oriented, connected local streets and sidewalks, as well as accessibility to parks, open space, schools, and other civic activities. Additional private recreational amenities, such as tot lots or garden/courtyards, should be provided in apartment or townhome complexes. The maximum density is 18 units per acre.

LUDC Article 4, Allowable Uses: Multi-Family Dwelling Units are allowed in the R-18 district: The subject property is 0.51 acres, allowing up to 9 residential dwelling units on the property. The proposed development includes eight residential dwelling units, complying with LUDC density regulations.

LUDC Article 5, Dimensional Requirements:

Building Height: Maximum allowed height is 35 feet to the mid-span of the roof. The proposed project demonstrates a 29'-0" mid-span height, complying with the LUDC. The highest roof peak is at 37'-0", which is acceptable pursuant to the LUDC.



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Setbacks: Minimum setbacks for the R-18 district are; 15 foot front yard setback, 10 foot rear yard setback, 5-foot side yard setback and a 10-foot side yard setback for corner lots adjacent to the secondary road.

The project is compliant with the LUDC, proposing a 15 foot front yard (Apache Street side), 5 foot side yard (east), 10 side yard (west) along Fifth Street and a 10 foot rear (north) setback.

LUDC 5.2.3.B.2 allows projections into the setback for unroofed balconies/decks (the proposed patios fit into this definition). The patios have a 3-foot tall wall, which complies with the LUDC handrail allowance.

LUDC 5.2.3.B.3 allows incidental Architectural Features, including eaves, to extend no more than 2 feet into the setback. There are roof eaves along the west side of the building that extends 1'-0" into the setback, in compliance with the LUDC allowance.

LUDC 5.2.3.4 allows entry roofs to pedestrian entrance doorways to extend no more than 5 feet into the required front yard setback. There are two entry roofs that extend 5 feet into the required 15-foot front setback, in compliance with the LUDC allowance.

Landscaping: Required at a minimum of 15% of the development site. The total site is 24,745 S.F. and the proposed landscaping is 6,828 S.F., providing a total of 27% on-site landscaping. The proposed on-site landscaping includes: 15 trees, 53 shrubs in mulched beds, mixed perennial flowers and native grass. Proposed landscaping percentage complies with the LUDC.

A portion of the above landscaping proposed, is adjacent to the property within the Town's ROW. Town Streets supervisor, Chris Gallegos, has reviewed the plans and approves the placement of proposed landscaping within the ROW. The town requires property owners adjacent to ROW's, to maintain the vegetation.

LUDC section also requires one shade tree in the parking area for each five parking spaces, however, the parking is covered, and thus there is no need to meet this requirement.

Development and Design Standards, LUDC Article 6:

Flood Damage Protection Regulations: The subject property is within the FEMA FIRM mapped flood plain area. The proposed structure design meets the required 1 foot of freeboard (lowest floor and mechanical equipment is located at least 1 foot above the 100 year flood plain elevation). The applicant has suggested removing the property out of the flood plain, by developing the property and raising the current ground elevation.

Site Development Standards: State of Colorado Construction "Storm Water Management Permit": This permit requires the submission of Storm Water Management plans to the State of



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Colorado in conjunction with a State of Colorado Storm Water Management Permit application. The issuance of such permit is required prior to issuance of a building permit and prior to commencement of site construction activities. This permit and SWM plan identifies Best Management Practices (BMP's) for the installation of silt fencing, temporary swales, straw wattles and other devices and procedures for the protection of downstream waters from storm waters flowing from construction sites, during project construction activities. The developer and the contractor are required to maintain the BMP's throughout the extent of the project/development and until the re-vegetation and landscaping have been re-established.

Site Drainage / Drainage Analysis: The project qualifies for a waiver from peak discharge control requirements for the following reasons:

- 1) Residential development is occurring that does not require subdivision of land and the land was previously a residential development.
- 2) Conveyance to the San Juan River (a natural detention facility) is in close proximity downstream. Storm waters will be conveyed on the surface to catch basins through culverts to the river.

The project engineer has met with Chris Gallegos to discuss the drainage conveyance to Town Street Culverts, confirming the capacity to do so.

Snow Storage: The applicant proposes a covered garage, with access from the 4/5th Alley, thus, parking lot snow clearing is not necessary. Snow removal will be required on the Alley, in which the Town's streets department has confirmed their responsibility to clear snow from the public alley. An area is available on the north end of the alley access, providing an adequate snow storage area for storing plowed alley snow, with positive drainage to Apache Street.

Sanitary Sewer: The applicant has initiated conversations and design considerations with the Pagosa Springs Sanitation general Improvement District for the proposed development sanitary sewer needs. No issues identified.

Potable Water: The applicant has initiated conversations and design considerations with Pagosa Area Water and Sanitation district for the proposed development potable water needs. No issues have been identified.

Fire Hydrants: Fire Hydrant review and placement will be reviewed by the Town's Building Official/Fire Code Official at the time of building permit plan review. Currently, the building will have fire sprinklers and the existing hydrant located at the SE corner of Apache and Fifth Street, appears to have adequate capacity to accommodate the new structure, and is within 500 feet of the project, complying with distance restrictions. The applicant will be required to work



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with PAWSD, and prepare a water model to ensure the water line has the capacity for the building fresh water sprinklers.

Electrical Power Utility: The applicant has initiated conversations and design considerations with LPEA, with no issues or concerns have being identified.

Sensitive Area Protection:

Slopes: The subject property is relatively flat in nature.

Natural Features: There are no natural features in the subject property. The property previously housed a small mobile home park. Approximately five trees are on the property currently, none are proposed to be retained.

Areas of Special Flood Hazard: The subject property is within the FEMA FIRM mapped flood plain area. The proposed structure design meets the required 1 foot of freeboard (lowest floor and mechanical equipment is located at least 1 foot above the 100 year flood plain elevation).

Areas of sensitive Hazard Areas: Sensitive Hazard Areas have not been identified on this subject property.

Geologic Hazard Areas: Geologic Hazards are not identified on this subject property.

Wild Life Hazard Areas: The Town's Comprehensive Plan includes a "Wildlife Habitat" map. The subject property is within the "Black-Bear and Human conflict Area, as is the entire Town of Pagosa Springs. The subject property is outside any delineated areas for Geese Brooding Concentration, Elk Migration and Osprey Foraging.

Perimeter Fencing: Perimeter fencing has not been proposed for this development project.

Riparian Setbacks: There are no Riparian features on the subject property.

Access and Circulation:

Connectivity: The subject property and the mobile home park are currently accessed from South Fifth Street and Apache Street. The proposed access will be from the 4/5th Alley with a possible secondary access from Fifth Street, to an enclosed vehicle garage. The project will be required to provide sidewalks along the perimeter of the development, providing connectivity to the Fifth Street and Apache Street sidewalks.

Traffic Generation: Based on the fact the subject property currently has eight mobile home dwelling units, and the proposed development includes eight dwelling units, there will not be an increase in traffic generation to the site, thus road or intersection improvements are not required.



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Roadways:

Roadway Classification:

- 1) The classification of the existing South Fifth Street is a "Class III" (fewer than 99 average daily trips (ADT's)) and Apache Street is a "Minor Collector Street" (between 400-2499 ADT's).
- 2) Improvements along Fifth Street will include approximately 185 lineal feet of new include, curb, gutter, 5 foot sidewalk adjacent to the development, including 4 public parking spaces within the Town's ROW. These spaces are meant to accommodate visitor parking for the development, however, given the spaces are in Town ROW, they are technically public spaces and cannot be reserved specifically for the development.
- 3) No Improvements along Apache Street are required.
- 4) The classification of the proposed improved 4/5th Alley will be a "Class III Local Street" (Fewer than 99 ADT's). The developer is required to provide hard surfaced improvements along the Alley to the point at which the development will be accessed. The improvements will include, curb, gutter and asphalt providing 18 feet for vehicle ingress and egress for the development only. No parking will be permitted on the Alley and No sidewalk will be provided. The improvement does require moving an encroaching fence onto Lot 1 of Block 62. An encroaching garage also exists, however, does not interfere with the proposed development. The existing house on lot one, is constructed at the property line.

Parking and Vehicular Access:

Private Driveway: The Private driveway for the project will be accessed from Apache Street and then from the improved 4/5th Alley. A second access from Fifth Street is being considered. Both would provide access to the tenants covered garage.

Parking and Loading Areas: The development proposes 18 covered parking spaces for owners and 4 spaces along Fifth Street for visitor parking. The proposed project requires a minimum of 18 parking spaces (See #2 below).

Parking Area Layout and Design:

- 1) Stall Dimensions: In compliance with LUDC section 6.9.4:
 - The covered parking lot vehicle stalls are at a 90-degree angle and dimensioned at 9 feet wide and 22 feet long.
 - The covered parking lot isle is designed for two-way traffic and is dimensioned at a minimum of 24 feet wide.



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- On-Street public parking improvements will include 4 spaces (24 feet long x 9 feet wide). Two spaces would be lost if the secondary access from Fifth Street is included in the design. These 4 spaces are not required pursuant to the LUDC minimum parking standards.
- 2) Number of Parking Spaces:
- LUDC Off Street (on-site) Parking Requirements: For residential, 2.25 spaces per dwelling unit (2 spaces per unit plus .25 spaces for guests) are required. Proposed are 18 covered on-site spaces and 4 on-street spaces. The 18 covered spaces comply with the LUDC minimum number of spaces required. One ADA space is required and should be noted on the revised site plan.
- 3) Parking Area Layout:
- The covered parking lot surface will be concrete.
 - Access to the residential condominium units is provided internal from the parking garage.
- 4) Parking Lot Landscaping:
- The parking is covered and enclosed, thus requiring no landscaping treatments.
- 5) Circulation Area Design:
- One access to the Parking Garage is proposed from Apache Street with one additional contemplated from Fifth Street if required for fire code during building plan review.
- 6) Exterior Lighting: None
- 7) Parking lot/Garage Drainage:
- Parking garage drainage is accepted via a trench drain and piped underground to the storm water drain at the SE corner of the lot. The Alley access drainage will be conveyed on the surface to the Apache Street catch basin.
- 8) Loading/Unloading Areas:
- Loading and unloading are residential in nature and no specific areas are designated or required for this development.



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Sidewalks, Multi-Use Paths and Trails: New 5 foot wide Sidewalk connections are proposed along Fifth Street, matching the existing 5-foot sidewalks along S. Fifth Street and Apache Street.

- 1) Impact fees are collected on each residential dwelling unit, some of which are dedicated for Trails.
- 2) The Sidewalk connections will provide connectivity to the River walk trail system.

Commercial and Mixed-Use Design Standards:

- 1) Site Layout:
The proposed development is a redevelopment of a previous mobile home park. The property is situated on a corner lot with two highly exposed building elevations facing south and west.
- 2) Building Orientation:
The proposed development is oriented with the front façade and pedestrian entrances accessed along Apache Street, facing south. Parking Garage is on the east (and possibly west) side of the building, eliminating the garage view from the main Apache Street frontage. Access alley drive faces south.
- 3) Pedestrian Environment:
The applicant is providing pedestrian access and connectivity from the development to the sidewalk network on Fifth and throughout and adjacent to the site, consistent with the intent of the LUDC and Comprehensive plan. Access to the residential units is from the interior of the parking garage and from the pedestrian entrances along Apache Street sidewalk.
- 4) Building Design:
The proposed 24,745 S.F. building design includes the following design features, consistent with the intent of the LUDC:
 - 1) Single story along Apache Street transitioning to two stories along the north side of the building. The single story blends in with existing residential structures to the south and east and the two story component blends in with the 3+ story Riverwalk Condo is to the north.
 - 2) Façade Modulation reduces the appearance of large bulky building walls.
 - 3) Broken roof spans have been provided to avoid a large continuous roof spans.
 - 4) Defined entrances with over roofs.
 - 5) The first floor ground level patios and defined unit entrances along Apache Street provide a human scale to the project appearance.



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5) Building Materials:

LUDC section 6.7.3.B.2 supports the use of a wide range of building materials, including but not limited to: wood, brick, stone and stucco.

Proposed exterior building materials include the use of:

- a. Colored Stucco.
- b. Corrugated rusting metal siding elements.
- c. Decorative wood beam accents on gable roof ends.
- d. Stone veneer walls along the south façade with some side exposures from the east and west.
- e. Composite-shingled roof.

6) Architectural Style:

The proposed architectural style is consistent with other multifamily developments in the near vicinity including the Cobblestone Townhome development along Yamaguchi Drive and the Riverwalk Condo project along South Fifth Street.

7) Four-Sided Design:

The proposed exterior building elevation design is consistent with a four sided design concept and the intent of the LUDC.

Landscaping, Buffering and Screening: There are no areas that require buffering or screening, with the exception of the exterior storage area for rolling trash bins, which have designated fenced enclosure along the east side of the project.

Exterior Lighting Plan: Light Sources Shielded from View: Staff has requested documentation and demonstration that all exterior light sources will be concealed and shielded from view from off site. Staff can work directly with the client on this matter. Lighting fixtures information and locations have not been submitted as of yet. Currently the applicant has indicated wall mounted down lights at the residential unit entrances. Illumination of signs in residential districts is not supported in the LUDC.

1) Foot Candle calculations:

Staff will verify illumination foot-candle readings at the time of installation. For the amount of exterior lighting that is being contemplated, staff does not believe this will be an issue.

Sign Code: One new freestanding sign is proposed on the property along Apache Street. Proposed is an approximate 9 S.F. monument style sign identify the "Pagosa Junction" complex



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and the street address. The street address will need to be re-designated since the main access is now from Apache Street and not Fifth Street. **Staff will process the sign permit application administratively.**

Building Code and Building Permit: The applicant has indicated the submission of a building permit application following a determination from the DRB public hearing on the Major Design Review application.

Impact Fees: The proposed development is subject to Impact fees pursuant to LUDC article 10. Impact fees are calculated under the multi-family dwelling unit category and are collected prior to the Issuance of a certificate of Occupancy. We typically try to collect these fees at the time of building permit issuance. Impact fees to be collected per dwelling unit include: Roads: \$702.00 / Regional Public Buildings \$127.00 / Regional Recreational Facilities \$363.00 / Parks \$368.00 / Trails \$652.00 / Emergency Service Providers \$574.00 / School Fees \$283.00 / For a total of \$3,069.00/dwelling unit and a grand total of \$24,552.00 for all 8 units.

The Commission had several questions/comments about the encroaching fence, access gates, parking, access, planned completion, design, alleyway access, snow storage, satellite dish location and access to the second story decks.

Mr. Lemons, reassured Ms. Gurule that he will pay to relocate the encroaching fence from the site back to the Woolsey/Gurule property.

Commissioner Adams felt that more parking is necessary although the plan meets the LUDC and he commented that they may need additional parking based on number of beds. Ash noted that they plans provide 22 parking spaces, four more than required. Commissioner Martinez felt that the twenty-foot doublewide access could be clustered. Ash noted that one access provides security and limits parking along entryway and stated that developer and architect addressed emergency service vehicles access and parking. He also noted that storage is providing for each unit.

Commissioner Giles asked about the planned completion. Ash noted that they project will be begin in September and should be complete in 12 months.

Commissioner Lattin inquired about the use of the homes. Mr. Lemons noted that they are designed as second homes. Commission Lattin also inquired about the Alley which dead and future uses. Dickhoff noted that the Town does not have any future plans for a through alleyway or future building sites.



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Ms. Margie Gurule expressed concerns with the location of the snow storage and possible damage to the existing storage/garage building. Commissioner Lattin also expressed concern with the 4/5 Alleyway snow berm and issues with shading and shedding from the condominium buildings. Ash noted that the curbs are mountable and designed for plows. He and his client weighed their options to access 5th Street but felt that the impacts sidewalk would be too costly; therefore, the Alleyway was a more viable area for access and egress.

Commissioner Giles had questions about parking issues and access to units for tenant loading and unloading. Ash noted that the planned parking included a shorter walk from garage and the project will provide elevators for second levels. Ash also reaffirmed that noted that there will be no parking in alleyway and curbs will be painted red.

Ms. Margie Gurule expressed concerns with wooden fence that was built in 1965 and currently in line with the garage and the necessity for the fence to move to the east. Mr. Lemons noted that he will utilize new material to rebuild the fence so that it is fully located on the Gurule/Woolsey property. The construction of the fence will not affect the PAWSD water meter – it will remain in right of way. Ms. Gurule expressed concern with the new curb in that it will be approximately five feet from the existing house and wanted to know if the drainage is addressed and also the existing rose and lilac bushes may be affected with the relocated fence. Mr. Lemons noted that he will the landscape and future relocation, if needed, will be done by developer. In closing, Mr. Lemons and Ms. Gurule agreed that Mr. Lemons would reinstall the two access gates, which are used to access the garage, propane tank and property.

Commissioner Martinez questioned the location of the satellite dishes and deck access. Ash noted that the satellites would be mounted in parapet and the flat decks on second level will only be accessed through units. All other areas will belong to the Home Owners Association (HOA) and accessible through common hallways.

Motion by Member Adams, seconded by Member Martinez and unanimously carried to approve the Pagosa Junction Condo Major Design Review Application submitted by Bent Pines Pagosa, LLC, finding the application to be in substantially compliance with the Town's adopted Land Use and Development Code contingent on the following items:

Prior to Issuance of a Building Permit:

- A. Provide at least one handicap ADA parking space within the parking garage with notation on Building permit plans;**
- B. Developer Improvement Agreement is required to be executed with the Town for the 4/5th public alley improvements including the required financial security;**
- C. A State of Colorado Storm Water Discharge Permit (SWDP) is required with proof of issuance of provided to the Town;**



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Prior to Issuance of Certificate of Occupancy:

- D. Submit an application for Plat Amendment to consolidate the 3 lots and creating the 8 residential condominium units and common property elements;**
- E. Public Alley Improvements shall be completed and accepted by the Town for the warranty period with the required warranty period financial security;**
- F. Provide Draft CC&R's to the Town for review prior to recordation;**

VIII. Public Comment: None received.

IX. Reports and Comments:

A. Planning Commission – No report or comments.

B. Planning Department Report –Planning Department Director Dickhoff provided the following written Department Report:

Rumbaugh Creek Stone Arched Bridge: The Town has received a grant award of \$166,000 for the restoration of the Rumbaugh Creek Stone Arched Bridge. Kudo's to Margaret Gallegos who wrote the grant application, her first, and it was awarded! Staff is working with SHF staff now to complete some requested documentation that will initiate the drafting of the contract, which is expected within the next 60 days. The grant application for the water works building was not awarded in this round. Staff will re-apply in April 2016.

Geothermal Greenhouse Project: The Geothermal Greenhouse partnership project has advertised for construction bids, which have been received. Town Council may award the contract on August 20. It is anticipated the project could potentially begin breaking ground by the third week in August 2015.

Cargo Shipping Container Regulations: At the June 02, 2015 TC meeting, Town Council members were encouraged to forward their comments to Town staff regarding the proposed regulations for the placement, use and design criteria for allowable cargo shipping containers. *Since then, staff has received one comment from Council member Alley who stated, "I only have one item that I would like to see worked on. Could we look into the residential regs a little more? Mostly to make sure that we have a definite understanding of how they would look when their finished. I think that would satisfy me. Thanks, Clint"*

Since it appears the split votes/views on this subject, are in reference to the Residential regulations, and as a means to keep this issue moving forward, the Planning Director recommended we bring a separate Ordinance to Town Council for Residentially zoned districts and keep the Commercial regulations separate. Town Council provided consensus do to so, thus staff will be bringing back for consideration at a future meeting.



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Electronic Message Center Signs: Staff is researching nighttime illumination regulations from other communities as directed by Town Council. Our findings will be presented at a future meeting for consideration.

C. Upcoming Scheduled Town Meetings: A meeting schedule was provided to the Commissioners that included meetings, through October 13, 2015, for the Planning Commission, Historic Preservation, Town Council and Parks and Recreation.

X. Adjournment - Upon motion duly made, the meeting adjourned at 7:50 PM.



Ron Maez
Planning Commission Chair